

- LEGEND**
- 2no. Plan Type A ('Holly') 2B/3P Bungalow at 77.5m<sup>2</sup> approx. (integrated single garage at 16m<sup>2</sup> in addition)
  - 3no. Plan Type Aa ('Birch') 3B/5P Bungalow at 98m<sup>2</sup> approx. (single garage at 16m<sup>2</sup> in addition)
  - 6no. Plan Type B ('Hawthorn') 3B/5P 2 storey House at 89m<sup>2</sup> approx.
  - 17no. Plan Type C ('Poplars') 4B/6P 2 storey House at 108m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 10no. Plan Type D ('Malherb') 4B/6P 2 storey house at 135m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 13no. Plan Type E ('Swaine') 3B/5P 2 storey house at 126.86m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 11no. Plan Type F ('Chestnut') 4B/7P 2 storey house at 117.96m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 16no. Plan Type G ('Aspen') 3B/5P 2 storey house at 88.34m<sup>2</sup>
  - 4no. Plan Type H ('Willows') 3B/5P 2 storey house at 96m<sup>2</sup>
  - 4no. Plan Type L ('Elm') 2B/4P 2 storey house at 78m<sup>2</sup>
  - 6no. Plan Type M ('Rowan') 3B/5P 2 storey house at 88.34m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 5no. Plan Type N ('Mountain Ash') 3B/6P 2.5 storey house at 128m<sup>2</sup> (integrated single garage at 16m<sup>2</sup> in addition)
  - 97no. Dwellings in total
  - Properties have 2no. designated car parking spaces, or a single garage and designated parking space
  - Site area: 5.57ha approx. (13.78 acres) (inclusive of Green Belt undeveloped land)
  - Density: 17.41 dwellings per hectare

- Ibstock red brick Mercia Antique
- Ibstock buff mix brick Argyl Multi
- Ibstock buff brick Caledonian buff blend
- Accompanied with a 'c' to the house type reference denotes a corner plot variation
- ▨ Denotes raised plateau to aid traffic calming and indicate shared surface residential access
- ⋯ Denotes Visibility Splay
- ▭ Denotes Sales area
- ▭ Denotes area likely to be banked
- Denotes vegetation buffer to North and North-East site boundaries. See drawing P103 Proposed Landscaping Plan for detail
- ▨ Denotes spaces formed for public use and identification within the development
- ▨ Denotes public open space for informal play. Natural overlooking from Plots 84 - 89 to the North and existing properties on Windhill Avenue
- ▨ Denotes space for children's play area. Space and equipment TBC. Natural overlooking from Plots 84 - 89 to the North and existing properties on Windhill Avenue
- Denotes footpath access
- ▨ Denotes managed area of undevelopment Green Belt land.
- ▨ Denotes private drive
- ▨ Denotes residential refuse collection point
- Denotes visibility splays
- ▨ Denotes proposed location of sub station

Size of balancing pond to suit discharge rate of 42l/s as agreed with Highways, Engineering & Transportation Department of BMBC

REV	DATE	DESCRIPTION	DRW	CHKD
T	04-05-16	Sub station omission identified to rear of Plot 97. General layout amended to reflect Highways comments from BMBC. 15.05.16. Plots 1-24.16. private road layout colour revised for clarity.	CY	CY
S	22-04-16	General layout amended to reflect Highways comments from BMBC of 15.05.16. private road layout colour revised for clarity.	CY	CY
R	30-03-16	General layout amended to reflect Highways comments from BMBC.	CY	CY
Q	29-02-16	2no trees identified in Phase 1 report included and noted. balancing pond size and location amended. house type areas amended to C.L. Amendments made to the overall site plan layout in accordance with comments made during meeting at BMBC on 14.01.16	CY	CY
P	22-01-16	Amendments made to incorporate comments made by the planning department dated 15 December 2015.	AD	AD
N	08-01-16	Amendments made to layout to accommodate 10m distance largely between the site boundary and property, as feasibility as possible.	AD	AD
M	23-10-15	Amendments made to layout to accommodate 10m distance largely between the site boundary and property, as feasibility as possible.	AD	AD
L	05-10-15	Amendments made to plot 44 and 70 houses following motion made to the positioning of the site boundary as requested by BMBC.	AD	AD
K	16-09-15	Legend updated for house type G 'Aspen'	AD	AD
J	01-09-15	Visibility splays shown and minor amendments made to highway layout	AD	AD
H	18-08-15	Minor amendments made to plot 44 houses	AD	AD
G	18-08-15	Amendments made to remove flats and reconfigure layout to 102 houses	AD	AD
F	29-07-15	Minor amendments made	AD	AD
E	29-07-15	Additional one bedroom flats (Plan Type L) added	AD	AD
D	29-07-15	Notes amended	AD	AD
C	29-07-15	One bedroom flats (Plan Type L) added to layout.	AD	AD
B	29-07-15	Amendments made to reduce cut-deck road formation and increase street scene presence	AD	AD
A	14-07-15	Amendments made to site and road layout	AD	AD

**MICHAEL HYDE AND ASSOCIATES LIMITED**  
*chartered architects*

PROJECT TITLE: **WILLOWGARTH FORMER SCHOOL SITE, BRIERLEY ROAD, GRIMETHORPE**

DRAWING TITLE: **PROPOSED SITE PLAN**

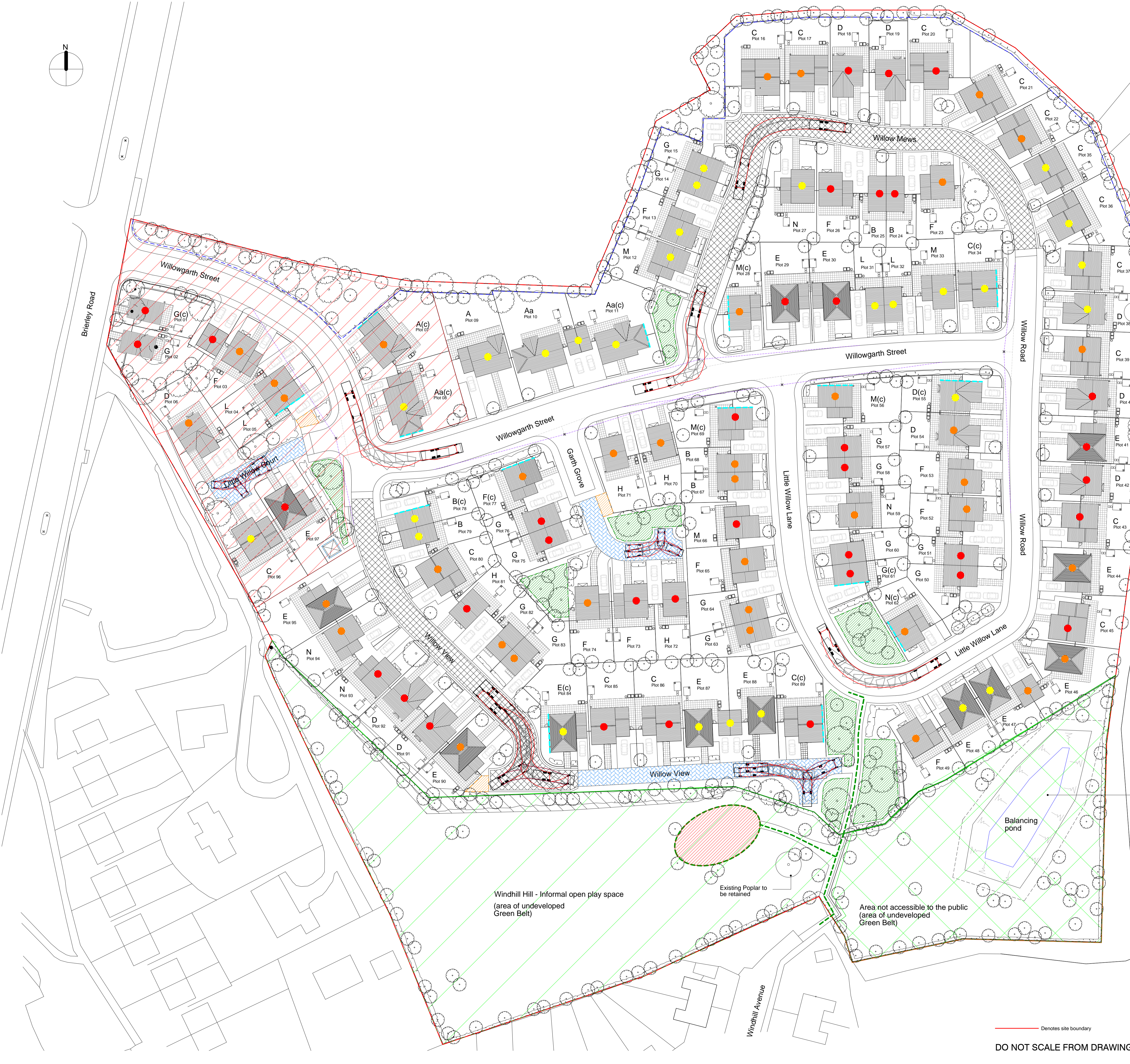
MANCHESTER □ SHEFFIELD ■

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DRAWN/CHECKED: AD/AD DATE: JUN 2015 SCALE: 1:500 @ A1

JOB NO: 3SC8 DRAWING: P101 REVISIONS: T

DO NOT SCALE FROM DRAWING



Windhill Hill - Informal open play space (area of undeveloped Green Belt)

Existing Poplar to be retained

Area not accessible to the public (area of undeveloped Green Belt)